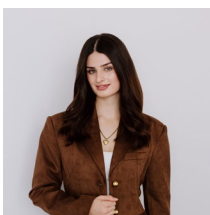


# Get Started On Glamis

3 Glamis Avenue  
Dinsdale



**Brooklyn Hayde**

Sales Consultant

021 283 8222

[brooklyn.hayde@lugtons.co.nz](mailto:brooklyn.hayde@lugtons.co.nz)



**Terry Ryan**

Sales Consultant

021 909 978

[terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)





## About the Property —

Welcome to 3 Glamis Avenue — a fantastic first home or smart investment in a convenient and established location.

Set on a generous 708sqm freehold section, this well-presented property offers the space many buyers are searching for, with room for children and pets to enjoy, or scope to further enhance over time.

Freshly updated and ready to move in, the home features brand new carpet and fresh interior paint throughout. The original kitchen is tidy and functional, complemented by stylish stone benchtops that add a modern touch and practical workspace.

Inside, the home is comfortable and welcoming, with light-filled living spaces and a practical layout suited to everyday living. It's an ideal option for first-home buyers, young families, or investors looking for a solid opportunity.

Outside, there is the added convenience of off-road parking, a garage for storage or hobbies, and extra room for additional vehicles or trailers.

Located in a popular neighbourhood and zoned for sought-after Aberdeen School, this address also offers easy access to the Dinsdale shops, parks, transport, and everyday amenities.

Entry-level buying with room to add value — get in touch today to arrange your viewing.

\* Please note property has been digitally staged \*

















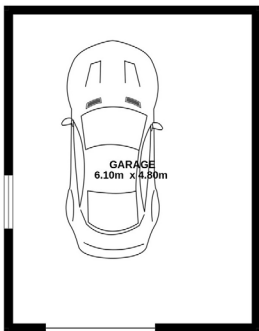




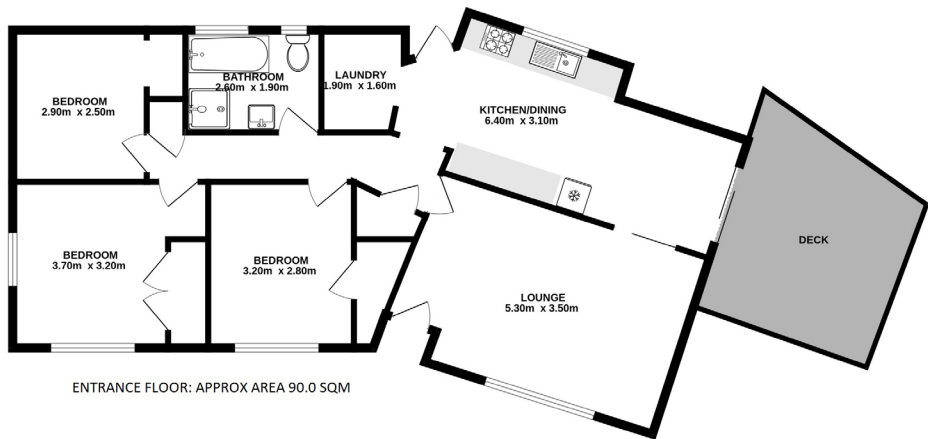
### 3 Glamis Avenue

Total approx. floor area 120.5 sqm

Floor plans have been created for marketing purposes only. Floor areas include garages unless stated otherwise. Whilst all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of Photo Plan.



GARAGE: APPROX. FLOOR AREA 30.5 SQM



ENTRANCE FLOOR: APPROX AREA 90.0 SQM

## Additional Information —

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### Legal Description

<b>Legal Lot</b>	38
<b>Legal DP</b>	DPS16096
<b>Record of Title</b>	SA14B/475
<b>Land Area</b>	708m <sup>2</sup>
<b>HCC Rates</b>	\$3,455.24
<b>WRC Rates</b>	\$555.63
<b>Year Built</b>	1972

### Local Schools

Aberdeen School  
 Fraser High School  
 Maeroa Intermediate  
 Nawton School  
 Frankton School

### Local Conveniences

Dinsdale Shopping Centre  
 Frankton Shops  
 Waikato Hospital  
 Bremworth Park  
 Caernarvon Park  
 Swarbrick Park  
 Taitua Arboretum  
 Tills Landing Scenic Walk

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### Chattels

Dishwasher	Light Fittings	Auto Garage Door	Washing Machine Taps
Smoke Detectors x3	Bathroom Extractor Fans	Cooktop (Electric)	Garden Shed
Heat Pump	Garage Door Remote x1	Clothesline	Ventilation System (DVS)
Fixed Floor Coverings	Window Coverings	Fireplace	

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## Rental Appraisal —

### 3 Glamis Avenue Dinsdale

3 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on 29 April 2026 and advise that the expected weekly rental return would be approximately.

# \$630–\$650

Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information

Yours faithfully,

**Yvette McLean**  
Property Manager | 027 278 8257

**Property  
Management**  
by  **Lugtons**





## Meet Your Sales Consultant —



# Brooklyn Hayde

021 283 8222    [brooklyn.hayde@lugtons.co.nz](mailto:brooklyn.hayde@lugtons.co.nz)

Brooklyn is driven by a passion for precision and a steadfast commitment to unbiased service. She understands that purchasing a home is a monumental decision, and she approaches each transaction with the dedication it deserves. Listening attentively to her clients' needs, preferences, and concerns, she ensures that every step of the process is meticulously tailored to meet their unique requirements.

As a buyer's specialist, Brooklyn embodies youthful energy and a fresh perspective on the real estate market. Her enthusiasm drives her to explore innovative approaches and embrace emerging technologies, ensuring a seamless and dynamic experience for her clients. While providing tailored solutions to meet each client's unique needs. Grounded in her expertise as a buyer's specialist, she is dedicated to guiding her clients through every step of the home buying journey with professionalism and care, ultimately exceeding their expectations and delivering outstanding results.



## Meet Your Sales Consultant —



# Terry Ryan

021 909 978    [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)

Achieving Supreme Double Diamond has nothing to do with luck, but has everything to do with market knowledge, experience, commitment and a determination to ensure clients achieve the best possible result.

In the 16 years Terry has been involved with Lugton's Hamilton's most iconic Real Estate Company, Terry has received numerous awards, including being the No 1 Top Residential Salesperson at Lugton's for the last eight years and ARERA Australasian Real Estate Agent of the year for 2012/2013/2014. These awards reflect the successes of his clients and are a measure of the results they have received. These results come from the personal interest Terry takes in every property he is entrusted with.



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